



TO LET

CITY CENTRE RETAIL UNIT

ARCH 7, WESTGATE ROAD, NEWCASTLE UPON TYNE NE1 1SA

SW

Sanderson
Weatherall



Description

The subject property provides a ground floor commercial unit with kitchen and WC facilities to the rear elevation with increased floor plate at mezzanine level which can be utilised for ancillary storage or additional covers dependent upon proposed use. The unit benefits from internal security shutter, solid concrete floor, 3 Phase electricity supply and fully glazed shop frontage with excellent visibility directly onto Westgate Road also allowing good levels of natural light to enter internally. The opportunity is situated on a one way road system on Westgate Road meaning that almost every vehicle entering the city centre will pass the subject unit.

Accommodation

We understand that the accommodation provides the following approximate Net Internal Area (NIA):

Description	sq m	sq ft
Ground Floor	104.42	1,124
Mezzanine	64.94	699
Total	169.36	1,823

Asking Rent & Tenancy Agreement

£27,600 per annum exclusive of VAT with terms to be agreed, subject to contract.

Available on The Arch Company's standard tenancy agreement, typically 3 or 6 years subject to negotiation. All agreements will be granted outside Sections 24-28 of the Landlord & Tenant Act 1954 Part II. The Code of Practice on Commercial Leases in England & Wales strongly recommends that any tenant seeks professional advice before signing a business tenancy agreement. Other agreement types may be available.

Location

The property is situated on Westgate Road only 2 minutes' walk from Central Station which has been the subject of significant investment extending the external and public realm areas with a programme of pedestrianisation in order to create a sense of arrival and a true gateway to the city centre. There are a variety of commercial uses in close proximity including Grade A offices, bars & restaurants and retail establishments. Nearby occupiers include Four Points Flex Hotel, Recovery 3, French Quarter, Cavavin, Tokyo Bar, Manhattan, Revolution, amongst numerous other regional and national operators.

Services

We understand that the property benefits from water and electric service connections, however, any interested party is advised to make their own investigations with regard to this matter.

Use/Planning

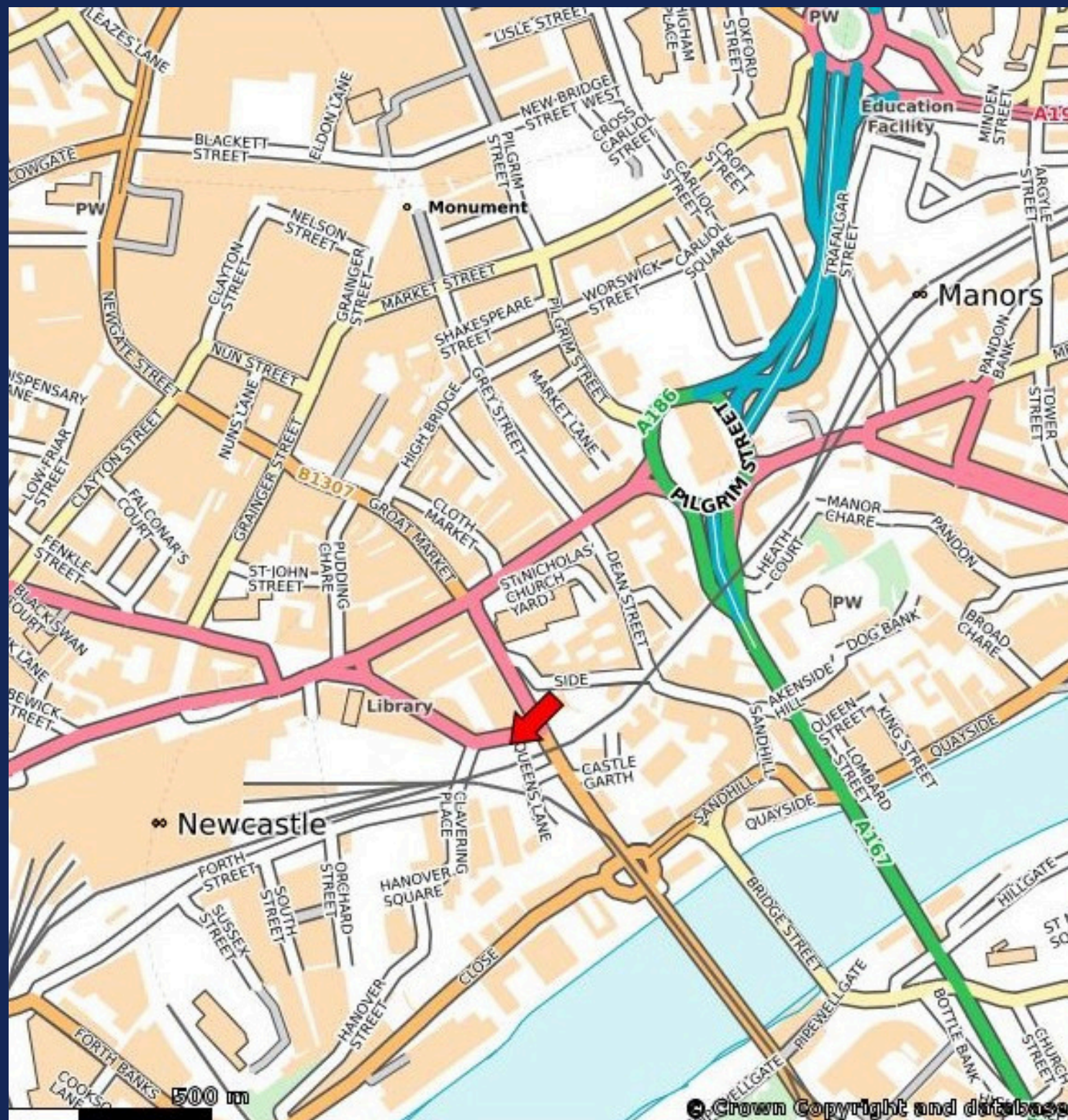
The property has consent for A4 Use Class under the Town & Country Planning Use Classes Order 1987 or Sui Generis Use Class as amended 1 September 2020.

Alternative uses may be considered subject to obtaining the necessary planning consent via the Local Planning Authority, Newcastle City Council.

Energy Performance Certificate

The property has an Energy Asset Rating of Band A (19). A full copy of the EPC can be obtained in the link provided below:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)



Business Rates

With effect from 1 April 2023 we understand the property is assessed for rating purposes as follows:

Rateable Value: £38,750

Rates Payable: £19,336.25 (Estimated)

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority, Newcastle City Council.

Insurance & Service Charge

The landlord is responsible for insuring the building and recovering the premium from the tenant upon demand. Insurance premium is currently assessed at £600 per annum.

The tenant is responsible for obtaining their own contents insurance.

There is no service charge attached to this property however this may be subject to change.

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful purchaser.

VAT & Legal Costs

All rents quoted are deemed exclusive of VAT where chargeable.

Tenant to contribute £595.00 + VAT towards the documentation and administration of any tenancy agreement.





Contact

For further information or to arrange a viewing please contact the sole agents:

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